

**The City of Springfield, Ohio
City Commission Public Hearing Minutes
Tuesday, September 28, 2021 – 6:50 p.m.
City Hall Forum**

235-21 Approving an OPD-H Development Plan at 130 South Burnett Road to develop six single-story residential buildings with 32 single-bedroom units.

The public hearing was called to order by President Copeland. Roll Call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and President Copeland.

Mr. Copeland inquired from the Clerk if proper legal notice was given on such public hearing.

The Clerk read a communication relative thereto, attached to which was a copy of the public hearing notice. Said notice was published in the *Springfield News-Sun* on August 23, 2021.

On motion of Dr. Estrop, seconded by Mr. O'Neill, the communication and notice were ordered received, recorded in the minutes, and filed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

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September 28, 2021

Honorable City Commission  
The City of Springfield, Ohio

Honorable Commissioners:

Notice of a public hearing for the purpose of considering the proposed OPD-H Development Plan located at 130 South Burnett Road was published in the *Springfield News-Sun*, a newspaper of general circulation within the City.

Attached hereto is a true and correct copy of the legal notice published on August 23, 2021.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission

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**NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO OPD-H DEVELOPMENT PLAN**

Notice is hereby given that a public hearing will be held on Tuesday, September 28, 2021, at 6:50 p.m. (local time), in the City Commission Forum, to consider the proposed approval of an OPD-H Development Plan located at 130 South Burnett Road, being Parcel No. 34007000222001001. Details can be found on the City's website, www.springfieldohio.gov or by calling the City Clerk's Office at 937-324-7341 for details on how to participate.

By Order of the City Commission of The City of Springfield, Ohio.

JILL R. PIERCE
CLERK OF THE CITY COMMISSION
8-23/2021

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Mr. Copeland then called upon City Planner Agwan for a staff report. She reported as follows:

**GENERAL INFORMATION**

On July 15, 2021, Peter K. Noonan of Midland Properties, Inc., P. O. Box 2310, 1130 Vester Avenue, Springfield, Ohio 45501, filed an application on behalf of the property owner, Board of Education City of Springfield, 1500 West Jefferson Street, Springfield, Ohio 45505, requesting site plan approval to develop six single-story residential buildings with 32 single-bedroom units at 130 South Burnett Road. The property size is 2.96 acres. The applicable regulations are found in Chapter 1174 of the Codified Ordinances, titled Amendments. The surrounding land use and zoning are:

North: Residential, zoned RS-5, Low-Density, Single-Family Residence District  
East: Vacant lot, zoned G, Green Space, Park, School District District  
South: Residential, zoned RM-44, High-Density Multi-Family Residence District  
West: Commercial Office, zoned CO-1, Commercial Office District

**BACKGROUND:**

The applicant is requesting to develop a vacant lot in a RM-12 District and seeks the approval of site plan. The OPD-H zoning amendment allows for any residential use and combinations of land uses that may include single family, multi-family, group care facilities and commercial uses. (1129.04 (a))

## **ANALYSIS:**

### **Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as "Institutional Campus."

The purpose of the OPD-H Planned Development Housing Overlay District is to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone will not be contrary to the intent and purpose of the Zoning Code, inconsistent with the Land Use Plan, nor harmful to the neighborhood.

RM-12 Low-Density, Multi-Family Residence District has the following uses:

### **PRINCIPAL USES**

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Duplex.
- (d) Dwelling, multi-family low-rise.
- (e) Dwelling, single-family detached.
- (f) Family home.

### **PROVISIONAL USES**

- (a) Accessory apartment, subject to the requirements of Chapter 1135.
- (b) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135.
- (c) Nursing home, subject to the requirements of Chapter 1135.
- (d) Religious institution, subject to the requirements of Chapter 1135.
- (e) Rooming house, provided the minimum lot area per rooming unit shall be 2725 square feet.

### **CONDITIONAL USES**

- (a) Bed and breakfast establishment when operated by the resident who also is the owner.
- (b) Cemetery or mausoleum, subject to the requirements of Chapter 1135.
- (c) Club, subject to the requirements of Chapter 1135.
- (d) Day-care center.
- (e) Day-care home, type A.
- (f) Group home.
- (g) Halfway house, provided a maximum of eight (8) parolees shall reside on the premises.
- (h) Public utility or public use, subject to the requirements of Chapter 1135.
- (i) School, generalized private instruction.
- (j) Emergency housing, provided the minimum lot area shall be 750 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
- (k) Community center, subject to the requirements of Chapter 1135.

### **Surrounding Land Use:**

Proposed uses are compatible with the surrounding land uses.

### **Thoroughfare Plan:**

South Burnett Road is classified as a secondary arterial road.

### **Staff Comments:**

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| City Manager's Office:              | Recommend approval. No objections |
| City Service Department:            | Recommend approval. No objections |
| City Police Department:             | Recommend approval. No objections |
| City Fire Department:               | Recommend approval. No objections |
| City Building Inspections Division: | Recommend approval. No objections |
| Planning/Zoning Division:           | Recommend approval. No objections |

### **Recommendation:**

Staff recommended approval, and the City Planning Board recommended approval. There were no objections received at the Planning Board meeting, but there was one phone call to the City Clerk's Office from a nearby business owner who was concerned about increased stormwater drainage issues as a result of additional housing in the area. The citizen's concerns were shared by email with the Planning Office and the Service Department for review.

## **COMMENTS**

Mr. Copeland asked if there were comments from the Commission.

Mrs. Chilton asked if the nearby business owner opposed the proposed development, and Ms. Agwan indicated the concerns related to potential drainage issues if the property is developed.

Mr. O'Neill asked if the tax credit funding had been approved for this development. Community Development Director Meadows stated the tax credits have been approved and final paperwork is underway by the developer. Mr. O'Neill commented on the merits of the projects.

Mr. Rue asked for confirmation that the project is for single-family units similar to those already built at Community Gardens, and staff confirmed that it is.

Dr. Estrop spoke on the need to address housing issues.

Mrs. Chilton asked if the rental fees are based on income.

Mr. Greg Womacks of Neighborhood Housing Partnership, explained the proposed units are one bedroom units similar to the two-bedroom units at Community Gardens. Mr. Womacks also explained the pricing tier based on the tenant's income.

Mr. O'Neill asked if there are age restrictions for the complex, and Mr. Womacks stated the minimum age is 55 years old.

Mr. Copeland asked if there were comments from the audience. There were none.

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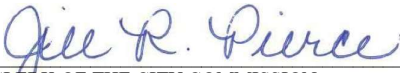
There being no further business, on motion of Dr. Estrop, seconded by Mr. Rue, the public hearing adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION